

A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 7603 Opportunity Drive, Fort Wayne, Indiana 46825 (Ward Heat Treating)

WHEREAS, Petitioner has duly filed its petition dated November 7, 1994 to have the following described property designated and declared an "Economic Revitalization Area" under Section 153.02 of the Municipal Code of the City of Fort Wayne, Indiana, of 1993, as amended, and I.C. 6-1.1-12.1, to wit:

Attached hereto as "Exhibit A" as if a part herein;
and

WHEREAS, said project will create 2 permanent jobs for a total additional annual payroll of \$33,300, with the average new annual job salary being \$16,640; and

WHEREAS, the total estimated project cost is \$534,000; and

WHEREAS, it appears the said petition should be processed to final determination in accordance with the provisions of said Division 6.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That, subject to the requirements of Section 6, below, the property hereinabove described is hereby designated and declared an "Economic Revitalization Area" under I.C. 6-1.1-12.1. Said designation shall begin upon the effective date of the Confirming Resolution referred to in Section 6 of this Resolution and shall continue for thre (3) years thereafter. Said designation shall terminate at the end of that three (3) year period.

SECTION 2. That, upon adoption of the Resolution:

(a) Said Resolution shall be filed with the Allen County Assessor;

(b) Said Resolution shall be referred to the Committee on

1 Finance and shall also be referred to the Department of
2 Economic Development requesting a recommendation from
3 said department concerning the advisability of
4 designating the above designated area an "Economic
Revitalization Area";

5 (c) Common Council shall publish notice in accordance with
6 I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the adoption and
7 substance of this resolution and setting this designation
8 as an "Economic Revitalization Area" for public hearing;

9 (d) If this Resolution involves an area that has already been
10 designated an allocation area under I.C. 36-7-14-39, then
11 the Resolution shall be referred to the Fort Wayne
12 Redevelopment Commission and said designation as an
13 "Economic Revitalization Area" shall not be finally
14 approved unless said Commission adopts a Resolution
15 approving the petition.

16 **SECTION 3.** That, said designation of the hereinabove
17 described property as an "Economic Revitalization Area" shall apply
18 to both a deduction of the assessed value of real estate and
19 personal property for new manufacturing equipment.

20 **SECTION 4.** That, the estimate of the number of individuals
21 that will be employed or whose employment will be retained and the
22 estimate of the annual salaries of those individuals and the
23 estimate of the value of redevelopment or rehabilitation and the
24 estimate of the value of new manufacturing equipment, all contained
25 in Petitioner's Statement of Benefits, are reasonable and are
26 benefits that can be reasonably expected to result from the
27 proposed described redevelopment or rehabilitation and from the
28 installation of new manufacturing equipment.

29 **SECTION 5.** That, the current year approximate tax rates for
30 taxing units within the City would be:

31 (a) If the proposed development does not occur, the
32 approximate current year tax rates for this site would be

\$8.9359/\$100.

- 1 (b) If the proposed development does occur and no deduction
2 is granted, the approximate current year tax rate for the
3 site would be \$8.8359/\$100 (the change would be
4 negligible).
- 5 (c) If the proposed development occurs and a deduction
6 percentage of fifty percent (50%) is assumed, the
7 approximate current year tax rate for the site would be
8 \$8.8359/\$100 (the change would be negligible).
- 9 (d) If the proposed new manufacturing equipment is not
10 installed, the approximate current year tax rates for
11 this site would be \$8.8359/\$100.
- 12 (e) If the proposed new manufacturing equipment is installed
13 and no deduction is granted, the approximate current year
14 tax rate for the site would be \$8.8359/\$100 (the change
15 would be negligible).
- 16 (f) If the proposed new manufacturing equipment is installed
17 and a deduction percentage of eighty percent (80%) is
18 assumed, the approximate current year tax rate for the
19 site would be \$8.8359/\$100 (the change would be
20 negligible).

21 **SECTION 6.** That, this Resolution shall be subject to being
22 confirmed, modified and confirmed, or rescinded after public
23 hearing and receipt by Common Council of the above described
24 recommendations and resolution, if applicable.

25 **SECTION 7.** That, pursuant to I.C. 6-1.1-12.1, it is hereby
26 determined that the deduction from the assessed value of the real
27 property shall be for a period of ten (10) years, and the deduction
28 from the assessed value of the new manufacturing equipment shall be
29 for a period of five years.

30 **SECTION 8.** That, the benefits described in the Petitioner's
31 Statement of Benefits can be reasonably expected to result from the
32 project and are sufficient to justify the applicable deductions.

SECTION 9. That, this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

Q.S. *[Signature]*

Member of Council

APPROVED AS TO FORM AND LEGALITY

J. I. Mott & McCauley

J. Timothy McCaulay, City Attorney

Read the first time in full and on motion by _____,
and duly adopted, read the second time by title and referred to the _____
Committee on _____ (and the City Plan Commission
or recommendation) and Public Hearing to be held after due legal notice, at
the Common Council Council Conference Room 128, City-County Building, Fort
Wayne, Indiana, on _____, the _____ day of
_____, 19_____, at _____ o'clock
_____, M., E.S.T.

DATED: _____
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Belmont,
and duly adopted, placed on its passage. PASSED ~~LOST~~
by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	6			3
RADBURY	✓			
DMONDS	✓			
laQUINTA	✓			
ENRY	✓			
ONG				✓
UNSEY				✓
AVINE				✓
CHMIDT	✓			
ALARICO	✓			

DATED: 11-22-94
Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,
Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)
(SPECIAL) (ZONING) ORDINANCE RESOLUTION NO. R-73-94
on the 22nd day of November, 1994

ATTEST: (SEAL)
Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK
Thomas P. Henry
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on
the 23rd day of November, 1994,
at the hour of 10:30 o'clock A., M., E.S.T.
Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 28th day of November,
1994, at the hour of 5:30 o'clock P., M., E.S.T.
Paul Helmke
PAUL HELMKE, MAYOR

Ward Heat Treating

7603 Opportunity Drive Fort Wayne, Indiana 46825 (219)-489-2281

Legal Description for "Economic Revitalization Area"

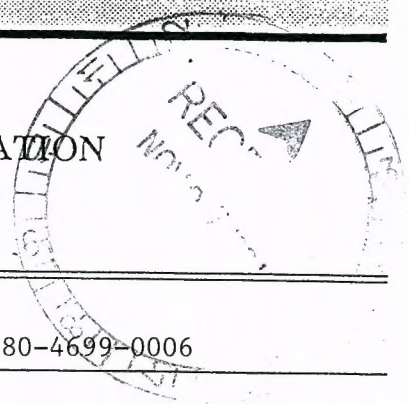
Lot 6 in Cook Road Office and Industrial Park, Section I, a
Subdivision of part of the East Half of the Southwest Quarter of
Section II, Township 31 North, Range 12 East, Allen County,
Indiana.

FOR STAFF USE ONLY:

Declaratory Passed _____ 19 94
 Confirmatory Passed _____ 19 94
31 FT Jobs Currently
0 PT Jobs Currently
\$20,600 Current Average Annual Salary

2 FT Jobs to be Created
0 PT Jobs to be Created
\$16,640 Avg Annual Salary of all New Jobs
31 FT Jobs to be Retained
0 PT Jobs to be Retained
\$20,600 Avg Annual Salary of all Retained Jobs

ECONOMIC REVITALIZATION AREA APPLICATION
 CITY OF FORT WAYNE, INDIANA



APPLICATION IS FOR:

Real estate key no.: 80-4699-0006

(Check appropriate box[es] below)

- ☒ Real Estate Improvements Total cost of improvements: 100,000
☒ Personal Property (New Manufacturing Equipment) ... Total cost of improvements: 434,000
 TOTAL OF ABOVE IMPROVEMENTS: 534,000

GENERAL INFORMATION:

Applicant's name: WARD HEAT TREATING Telephone: 219-426-8700

Name of applicant's business: SAME

Address of applicant: 642 GROWTH AVENUE, FORT WAYNE, IN. 46808

Address of property to be designated: 7603 OPPORTUNITY DR. FT. WAYNE, IN. 46825

Name of business to be designated, if applicable: SAME

Contact person:

Name: ROBERT MYERS Telephone: SAME

Address: 642 GROWTH AVENUE, FORT WAYNE, IN. 46808

☐ Yes ☒ No Do you plan to request state or local assistance to finance public improvements?

☐ Yes ☒ No Will the proposed project have any adverse environmental impact?

Describe: _____

Describe the product or service to be produced or offered at the project site?

HEAT TREATING OF ALUMINUM CASTINGS

In order to be considered an Economic Revitalization Area, Indiana Law requires that the area be undesirable of normal development. What evidence can be provided that the property on which the project is located has become undesirable for, or impossible of, normal development and occupancy because of age, lack of development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property or is an area where a facility or a group of facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to a decline in employment and tax revenues?

THIS AREA IS IN AN INDUSTRIAL PARK WHICH SUFFERS FROM A LACK OF DEVELOPMENT.

ANY EXPANSION OF EXISTING DEVELOPMENT IN THIS AREA WOULD HELP TO INDUCE

OTHER NEW DEVELOPMENT IN THIS AREA WHICH WOULD CREATE ADDITIONAL JOBS

AND INCREASED TAX REVENUES.

REAL ESTATE ABATEMENT

Complete this section of the application only if requesting a deduction from assessed value for real estate improvements.

Describe any structure(s) that is/are currently on the property: 20,000 SQ FT. METAL BUILDING USED

FOR A HEAT TREATING FACILITY

Describe the condition of the structure(s) listed above: GOOD

Describe improvements to be made to property to be designated: BUILDING EXTENSION

Start and stop dates for project: 11/15/94 - 12/31/97

Current land assessment: \$ 17,800 Current improvements assessment: \$ 169,500

Current total real estate assessment: \$ 187,300

Most recent annual property tax bill on property to be designated: \$ 6,906

What is the anticipated first year tax savings attributable to this designation? \$ 2,945

How will you use these tax savings? APPLY TOWARDS PAYROLL OF NEW POSITIONS CREATED

BY CAPITAL INVESTMENT

PERSONAL PROPERTY ABATEMENT

Complete this section of the application only if you are requesting a deduction from assessed value for installation of new manufacturing equipment.

Describe the new manufacturing equipment to be installed at the project site: BATCH FURNACES, AGE OVENS,
EXTEND ROLLER HEARTH FURNACE, AND HEAT TREAT BASKETS

Equipment purchase start & stop dates: 11/15/94 - 12/31/97 Equipment installation start and stop dates: SAME

Current personal property assessment: \$ 159,130 Most recent annual personal property tax bill: \$ 9,084

What is the anticipated first year tax savings attributable to this designation? \$ 5,115 How will you use these tax savings? APPLY TOWARDS PAYROLL OF NEW POSITIONS CREATED BY CAPITAL INVESTMENT

PUBLIC BENEFIT INFORMATION

Permanent full-time and part-time employment by the applicant in Fort Wayne?

Current: 31 Full-time 0 Part-time Average annual salary of all: \$ 20,600

Current annual area payroll: \$ 638,170

Number of permanent full-time and part-time employees to be created or retained as a result of this project?

Created: 2 Full-time 0 Part-time Average annual salary of all: \$ 16,640

Retained: 31 Full-time 0 Part-time Average annual salary of all: \$ 20,600

When do you anticipate reaching the above levels of employment? WITHIN TWO YEARS

Additional annual area payroll as a result of this project: \$ 33,300

Types of jobs to be created as a result of this project? 2 GENERAL LABOR POSITIONS

Annual salaries of all jobs to be created/retained from this project?

High \$ 75,000 Low \$ 14,600 Average \$ 20,600

Check the boxes below if the jobs to be created will provide the listed benefits:

☒ Pension Plan

☒ Tuition Reimbursement

☒ Major Medical Plan

☒ Life Insurance

☐ Disability Insurance

List any benefits not mentioned above:

Will your company use any of the following employment and training agencies to recruit/train new employees? If so, please check the appropriate boxes:

☐ Anthony Wayne Services

☐ Benito Juarez Center

☐ Catholic Charities of Fort Wayne

☐ Community Action of Northeast Indiana, Inc.

☐ Fort Wayne Rescue Mission

☐ Fort Wayne Urban League, Inc.

☐ Fort Wayne Womens Bureau

☐ Indiana Department of Commerce

☐ Indiana Department of Public Welfare

☐ Indiana Dept of Employment & Training Services

☐ Indiana Institute of Technology

☐ Indiana Purdue University at Fort Wayne

☐ Indiana Vocational Rehabilitation Services

☐ IVY Tech

☐ JobWorks

☐ Lutheran Social Services, Inc.

☐ Wayne Township Trustee

EXHIBITS

The following exhibits must be attached to the application.

1. Full legal description of property. (Property tax bill legal descriptions are not sufficient.)
2. Check for application fee made payable to the City of Fort Wayne.

Project Cost

Fee

\$0 to 250,000

\$ 500

\$250,001 to 1,000,000

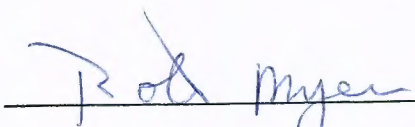
\$ 700

\$1,000,001 and over

\$1,000

3. Owner's Certificate (if applicant is not the owner of property to be designated).

I hereby certify that the information and representation on this application and attached exhibits are true and complete and that no building permit has been issued for construction of improvements, nor has any manufacturing equipment which is a part of this application been purchased and installed as of the date of filing of this application.



Signature of Applicant

11/17/94

Date



STATEMENT OF BENEFITS

State Form 27167 (R3 / 11-91)

Form SB - 1 is prescribed by the State Board of Tax Commissioners, 1989

The records in this series are CONFIDENTIAL according to IC 6-1.1-35-9

FORM
SB - 1

INSTRUCTIONS:

1. This statement must be submitted to the body designating the economic revitalization area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body BEFORE a person installs the new manufacturing equipment, or BEFORE the redevelopment or rehabilitation of real property which the person wishes to claim a deduction. A statement of benefits is not required if the area was designated an ERA prior to July 1, 1987 and "project" was planned and committed to by the applicant, and approved by the designating body, prior to that date. "Projects" planned or committed to after July 1, 1987 and areas designated after July 1, 1987 require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
2. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation or prior to installation of the new manufacturing equipment, BEFORE a deduction may be approved.
3. To obtain a deduction, Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of: (1) May 10; or (2) thirty (30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment is installed, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.
4. Property owners whose Statement of Benefits was approved after July 1, 1991 must submit Form CF - 1 annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)

SECTION 1

TAXPAYER INFORMATION

Name of taxpayer
WARD HEAT TREATING

Address of taxpayer (street and number, city, state and ZIP code)

642 GROWTH AVENUE, FORT WAYNE, IN. 46808

Name of contact person
ROBERT MYERS

Telephone number

(219) 426-8700

SECTION 2

LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body

CITY OF FORT WAYNE

Resolution number

APPLIED FOR

Location of property

7603 OPPORTUNITY DR., FT. WAYNE, IN. 46825

County

ALLEN

Taxing district

FT. WAYNE-WASHINGTON 80

Description of real property improvements and / or new manufacturing equipment to be acquired (use additional sheets if necessary) REAL PROPERTY - EXTEND BUILDING.

PERSONAL PROPERTY - BATCH FURNACES, AGE OVENS, EXTEND ROLLER HEARTH FURNACE, AND HEAT TREAT BASKETS

Estimated starting date

11/15/94

Estimated completion date

12/31/97

SECTION 3

ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
31	638,170	31	638,170	2	33,300

SECTION 4

ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	Real Estate Improvements		Machinery	
	Cost	Assessed Value	Cost	Assessed Value
Current values	508,500	169,500	1,445,180	159,130
Plus estimated values of proposed project	100,000	33,330	434,000	57,870
Less values of any property being replaced				
Net estimated values upon completion of project	608,500	202,830	1,879,180	217,000

SECTION 5

OTHER BENEFITS PROMISED BY THE TAXPAYER

SECTION 6

TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative

Title

Date signed (month, day, year)

CONTROLLED

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

- A. The designated area has been limited to a period of time not to exceed _____ calendar years * (see below). The date the designation expires is _____.
- B. The type of deduction that is allowed in the designated area is limited to:
1. Redevelopment or rehabilitation of real estate improvements; ☐ Yes ☐ No
 2. Installation of new manufacturing equipment; ☐ Yes ☐ No
 3. Residentially distressed areas ☐ Yes ☐ No
- C. The amount of deduction applicable for new manufacturing equipment installed and first claimed eligible for deduction after July 1987, is limited to \$ _____ cost with an assessed value of \$ _____.
- D. The amount of deduction applicable to redevelopment or rehabilitation in an area designated after September 1, 1988 is limited to \$ _____ cost with an assessed value of \$ _____.
- E. Other limitations or conditions (specify) _____
- F. The deduction for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1991 is allowed for ☐ 5 years ☐ 10 years

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved: (signature and title of authorized member) <i>Thomas E. Kennedy, Council President</i>	Telephone number <i>(219) 427-1208</i>	Date signed (month, day, year) <i>11/22/94</i>
Attested by: <i>Thomas E. Kennedy, City Clerk</i>	Designated body <i>Common Council</i>	

* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4 or 4.5. Namely: (see tables below)

NEW MANUFACTURING EQUIPMENT		
For Deductions Allowed Over A Period Of:		
Year of Deduction	Five (5) Year Percentage	Ten (10) Year Percentage
1st	100%	100%
2nd	95%	95%
3rd	80%	90%
4th	65%	85%
5th	50%	80%
6th		70%
7th		55%
8th		40%
9th		30%
10th		25%

REDEVELOPMENT OR REHABILITATION OF REAL PROPERTY IMPROVEMENT			
For Deductions Allowed Over A Period Of:			
Year of Deduction	Three (3) Year Deduction	Six (6) Year Deduction	Ten (10) Year Deduction
1st	100%	100%	100%
2nd	66%	85%	95%
3rd	33%	66%	80%
4th		50%	65%
5th		34%	50%
6th		17%	40%
7th			30%
8th			20%
9th			10%
10th			5%

1. Designation as an "Economic Revitalization Area" should be granted.
2. Designation should be limited to a term of one (3) years.
3. The period of deduction should be limited to five (5) years for personal property and ten (10) years for real property..

Signed: _____ Title _____

Comments

DIRECTOR: _____

Elizabeth A. New



MEMORANDUM

TO: Common Council Members

FROM: Karen A. Lee
Economic Development Specialist, Department of Economic Development

DATE: November 22, 1994

SUBJECT: Real and Personal Property Tax Abatement Application dated November 7, 1994 for Ward Heat Treating
Address: 7603 Opportunity Drive, Fort Wayne, Indiana 46825

Background

Description of Product or Service Provided by Company: Ward Heat Treating performs heat treating of aluminum castings.

Description of Project: Ward Heat Treating would like to construct a 20,000 sq. ft. metal building as well as purchase several pieces of equipment.

Average Annual Wage:	\$16,640	Total Project Cost:	\$534,000
Number of Full Time Jobs to be Created:	2	Councilmanic District:	3rd
Number of Part Time Jobs to be Created:	0	Existing Zoning of Site:	M-2

Project is Located Within a:

Designated Downtown Area:	Yes__ No_x_	Redevelopment Area:	Yes__ No_x_
Urban Enterprise Area:	Yes__ No_x_	Platted Industrial Park:	Yes__ No_x_

Effect of Passage of Tax Abatement

Will allow for the creation of 2 new positions.

Effect of Non-Passage of Tax Abatement

Project will not take place resulting in jobs not being created in the community.

Staff Recommendation

Per the established policy of the Department of Economic Development, the following recommendations are made:

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

DEPARTMENT REQUESTING ORDINANCE Department of Economic Development

SYNOPSIS OF ORDINANCE Ward Heat Treating is requesting a tax abatement to construct a new metal building as well as purchase several pieces of equipment.

②-94-11-24.

EFFECT OF PASSAGE Will allow for the creation of 2 new positions as well as retain 31 positions.

EFFECT OF NON-PASSAGE Project will not take place resulting in lost jobs in the community.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) _____

ASSIGNED TO COMMITTEE (PRESIDENT) Donald J. Schmidt

BILL NO. R-94-11-24

REPORT OF THE COMMITTEE ON
FINANCE
CLETUS R. EDMONDS - DONALD J. SCHMIDT - CO-CHAIR
ARCHIE L. LUNSEY
DAVID C. LONG

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (~~ORDINANCE~~) (RESOLUTION) designating Economic
Revitalization Area - 7603 Opportunity Drive (Ward Heat Treating)

HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
(~~ORDINANCE~~) (RESOLUTION) _____

DO PASS

DO NOT PASS

ABSTAIN

NO REC

Thomas E. Loney
Janet G. Bradbury
Don J. Schmidt
Samuel J. Talarico
Mark E. Quintana
Mark E. Quintana
Cletus R. Edmonds

DATED: 11-22-94

Sandra E. Kennedy
City Clerk